

EDMOND PLANNING COMMISSION MEETING

Tuesday, November 6, 2012

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Barry K. Moore at 5:30 p.m., Tuesday, November 6, 2012, in the City Council Chambers at 20 South Littler. Other members present were Robert Rainey, Bill Moyer, Mark Hoose and Kenneth Wohl. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the October 16, 2012 Planning Commission minutes.**

Motion by Moyer, seconded by Wohl, to approve the minutes as written. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Moyer, Wohl and Chairperson Moore

NAYS: Members: None

Commissioners Hoose and Rainey arrived at the meeting after the approval of the minutes.

The next item on the agenda was **Case #Z12-00023 Public Hearing and Consideration of Edmond Plan Amendment from Single Family to High Density Multi-Family north of Wayne Street at 215 E. Wayne Street. (Carmelo Perez)**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: There is a water line along Wayne Street suitable for serving duplex structures. Mr. Perez does not want to build multi-family structures which would require sprinkler systems and would require an upgrade to the water line on Wayne Street. The water line is a 6 inch water line. Sanitary sewer is available in the alley to the west.
2. Traffic: Wayne Street is a local street and no widening of the street would be needed or additional right-of-way. The parking for a duplex is two spaces per unit which is allowed to have tandem parking counted rather than have each vehicle provide for a maneuvering lane. There would not be enough parking area for high capacity units where each bedroom is rented separately. The majority of the frontage on Wayne will be drive openings for the 6 units planned.
3. Existing zoning pattern:
North – “A” Single Family
South – “C-3” PUD Multi-Family owned by Mr. Perez
East – “A” Single Family
West – “A” Single Family

4. Land Use:
North – Single Family detached
South – Vacant
East – Single Family
West – Single Family
5. Density: 16 units per acre. The reason Mr. Perez is asking for “C-3” is to reach 6 units. He does not plan to build multi-family dwellings; he plans to build 3 duplexes, two units per building but needs more total units than if he requested “B” Two Family zoning. He could only have four units in “B” Two Family zoning.
6. Land ownership pattern:
North – Small single family lots
South – Larger ownership
East – Small single family lots
West – Small single family lots
7. Physical features: Flat, there are no structures on the property. The property was developed years ago with infrastructure such as water, sewer and paving.
8. Special conditions: None.
9. Location of Schools and School Land: Not a factor at this location.
10. Compatibility to Edmond Plan: The PUD to the south was a Plan Amendment. The Keller Williams office building developed with the conversion of the Kivlehen House at 525 N. Jackson but there was no start of the adjoining multi-family. The architectural character of the multi-family provided for some of the features of the Kivlehen home.

Site Plan Review: Based on the duplex structures there is no site plan required.

Randel Shadid was in attendance representing Mariana Lloyd. He indicated that building 6 duplexes is too much for the one property. He described that building the duplexes required less expense than the multi-family that is requested. He said the duplexes do not require sprinkler systems, alley paving or water line improvements. He said this did not match the standards in the master plan for the PUD to the south. There were high quality buildings including sprinkler systems. The parking alone would become the street view for the duplexes. Rob Smith of 214 E. Clegern spoke indicating he was concerned about the two story construction and security of his property. He indicated there was already a lot of traffic in the area and parking in the alley has been an issue. Mr. Perez indicated he had tried to meet with Mariana but it was impossible to do. He said location was the most important factor in building and he could build 7 units on 5 lots or 9 units on 4 lots. He stated Mariana and her friend had plans for the property but they did not get along and now the friend is gone. He indicated he was the property owner of the land on the south side of the street and Mariana wants the control. Chairperson Moore indicated he did not feel this request would not be in the same direction as property had been

approved across the street to the south and it was not appropriate as submitted.

Motion by Hoose, seconded by Moyer, to approve this request. **Motion failed** by a vote of 0-5 as follows:

AYES: Members: None

NAYS: Members: Hoose, Moyer, Wohl, Rainey and Chairperson Moore

The next item on the agenda was **Case #Z12-00024 Public Hearing and Consideration of Rezoning from "A" Single Family Dwelling to "C-3" High Density Multi-Family Residential and Commercial Services north of Wayne Street at 215 E. Wayne Street. (Carmelo Perez)**

Mr. Perez owns 5 lots on the north side of Wayne, west of Jackson Street, east of Boulevard. The lots are platted at 25 foot width, 140 feet deep; the total property contains 17,500 square feet of land. It would be possible to build 6 units on the property. Mr. Perez does not want to build a multi-family structure; he would prefer to build three duplex units. The density is different in "B" Two Family at 7,000 square feet per duplex, requiring 21,000 square feet of land versus the 17,500 square feet that is available. The majority of the zoning surrounding this property is "A" Single Family. On the southwest corner of Jackson and Wayne at 525 N. Jackson, there is a real estate office in a restored historical home and that property is zoned "D-O" PUD. The property to the west of the real estate office is owned by Mr. Perez who purchased the land several years ago that was originally a multi-family portion of the original PUD; that land is zoned "C-3" Multi-Family PUD. The residential units were planned to be designed with a architectural connection to the historic home and could have shared the parking lot south of the real estate office as an access to the multi-family units. The project may have originally planned to also share detention. The real estate office proceeded with construction and needed to complete all of their improvements for occupancy since the original multi-family planned as a part of the PUD was not going to progress on the same time frame. The parking lot south of the real estate office is zoned multi-family but as part of the PUD plan was always intended as a parking lot so it complies with the original PUD Master Plan.

There is no site plan requirement for the duplexes; multi-family structures are required to have site plan approval. Utilities are available along Wayne and the alley east of Boulevard. Two parking spaces per unit or four parking spaces per duplex are required by the City Code. There may not be adequate water pressure for a fire sprinkler system if multi-family buildings were constructed. There is only a 6 inch water line on Wayne, so even for duplexes, the water line will need to be evaluated with the actual plans. It is unknown at this time if the buildings will be two stories or one. Fire sprinklers are usually not required for duplexes because of the separation between the units. The parking is also allowed to be done in a tandem fashion; this has been the practice for many years but distinguishes duplex parking from multi-family parking spaces where each space must be fully accessible without being obstructed by other vehicles.

Motion by Hoose, seconded by Moyer, to approve this request. **Motion failed** by a vote of 0-5 as follows:

AYES: Members: None

NAYS: Members: Hoose, Moyer, Wohl, Rainey and Chairperson Moore

The next item on the agenda was **Case #Z12-00030 Public Hearing and Consideration of Edmond Plan Amendment from Neighborhood Commercial to General Commercial at 54 E. 15th Street. (Moonlight Karaoke)**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: This is a built environment condition. The owners do not intend to buy the land and the rezoning just covers the one story building. Water lines, sewer lines, parking and drainage are all in compliance.
2. Traffic: The streets impacting traffic to this location include 15th and Broadway. Broadway carries approximately 55,000 cars and 15th Street carries approximately 22,000 cars in a 24 hour period. There is no impact to traffic by this proposal. The business hours are until midnight.
3. Existing zoning pattern:
North – “E-1” and “D-2”
South – “A” Single Family
East – “E-2”
West – “D-2”
4. Land Use:
North – Majors Club and other retail stores
South – Single family detached homes
East – Business building
West – Goodwill
5. Density: Not applicable
6. Land ownership pattern:
North – Edmond Plaza Shopping center is owned by one party and affects the north, east and west
South – Single family homes
7. Physical features: Built environment, no additional improvements necessary
8. Special conditions: None
9. Location of Schools and School Land: There are no schools or churches within 300 feet.
10. Compatibility to Edmond Plan: Certain uses, particularly the higher intensity uses, are not projected on the Edmond Plan, changing the character of existing zoning.

Each case is viewed on its own merits. Consistency of an established zoning pattern would be particularly important, which fits this location.

11. Site Plan Review: Not required in this case. A mixed beverage license will be required.

Randel Shadid was in attendance representing the applicant. He indicated the applicant wanted to add wine, mixed drinks, etc. He indicated the application was not out of character for the area.

Motion by Moyer, seconded by Wohl, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moyer, Wohl, Hoose, Rainey and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z12-00031 Public Hearing and Consideration of Rezoning from “D-2” Neighborhood Commercial and “E-2” Open Display to “E-1” General Commercial at 54 E. 15th Street. (Moonlight Karaoke)**

Attorney Randel Shadid is representing Moonlight Karaoke and Edmond Plaza Partners, LLC in requesting rezoning to General Commercial. The intent of the rezoning is to qualify the property to sell liquor. The karaoke business is appropriate with refreshments, not including mixed beverages. Majors Club is located to the northeast and zoned “E-1” General Commercial. The land immediately east is zoned “E-2” and was once operated as a landscape nursery. This property only covers 2,468.40 square feet immediately east of the Goodwill Store in the Edmond Plaza shopping center. There are homes to the south of this property on King’s Road. The parking and main entry are off 15th Street. The zoning pattern established by this request is consistent with previous approvals. Some of the subject property is zoned “E-2” Open Display and that is being down zoned to “E-1” General Commercial.

Motion by Hoose, seconded by Wohl, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Hoose, Wohl, Moyer, Rainey and Chairperson Moore

NAYS: Members: None

Commissioner Hoose left the room for the discussion of the following item.

The next item on the agenda was **Case #U12-00005 and Case #SP12-00020 Public Hearing and Consideration of Specific Use Permit, to include a Site Plan for expansion of the New Covenant United Methodist Church, located on the northeast corner of 29th at Boulevard at 2700 S. Boulevard. (New Covenant United Methodist Church)**

Planning Department comments:

1. Existing zoning – “A” Single Family Dwelling. All churches are required to have specific use permits for additions to the churches. With a Specific Use Permit, this request is for a 26,434 square foot new two story addition to the 90,708 square feet that is already constructed. The new addition is located in the southeast corner of the property next to the Orrvis Risner Elementary School.
2. Setbacks – The new building is north of the nearest portion of the existing church adjacent to Orvis Risner School to the east. The building is 42 feet from the east property line. The existing building to the south is 38 feet from the property line on 29th Street. The new building will be the children’s ministry and family life center. There is significant setback to the north and the west for this building addition.
3. Height of buildings - The height of the building is 38 feet.
4. Parking – The seating capacity of the sanctuary is 950. All of the parking is in place. 640 parking spaces are provided.
5. Lot size – The building site is 59,300 square feet applicable to the addition.
6. Lighting Plan –The property already has light poles. Any new lights will not exceed 24 feet in height. There will also be building lighting. The adjoining use to the east is Orvis Risner school. Boulevard is to the west, 29th Street is to the south with homes facing the church. There is another church building several hundred feet north.
7. Signage – No new signs will be provided except the wall sign.
8. General architectural appearance – The building exterior includes various materials, including brick, metal and EFIS. All of the materials are similar to what has been started at the church.
9. Sensitive borders – Not applicable to this addition.
10. Mechanical equipment – Some of the mechanical equipment will be located on the roof but screened with panels. At this particular location, this will be consistent with the Orvis Risner school and the existing building.
11. Fencing/screening – No fencing is planned.

Engineering Department comments:

12. Driveways, access management and paving– No new driveways are proposed. There is an existing driveway to the east next to Orvis Risner school and that driveway will connect to the parking lot to the north.
13. Water and wastewater plans – Sanitary sewer is being extended to the east in the right-of-way in front of the school. City water is already available as well as fire hydrants. The new building will have fire sprinklers and the existing building to the south will also

be upgraded with a sprinkler system.

14. Drainage detention and grading – A drainage detention facility is located on the north side of this building site. That will be retained but modified with some additional storm sewer pipe. The area where the building is being placed is already impervious surfacing.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –

Fire Sprinklers- It is understood that the new addition as well as the existing building will be fire sprinkled.

Fire Flow - Firefighter water flow needed is 1625 gallons per minute for this fire sprinkled building. A flow was taken and the available in the will support this building construction.

Fire Department Access - Approved

Fire hydrants & locations - Approved

Gates - None were shown

Urban Forestry comments:

16. Lot area = 59300 sf

% required = 10%

Landscape area required: 5930

SP landscape area: 11050

Frontage area required: 0 (existing)

SP frontage area: 0 (existing)

Total PU required: 458

SP total PU: 466

PU within frontage required: 0 (existing)

SP PU within frontage: 0

(existing)

Evergreen PU required: 183

SP evergreen PU: 256

Waste Management comments:

17. Refuse facilities –The applicant will be relocating the existing dumpster location and reworking the existing dumpster on the north end of the project because it is in need of repair

Edmond Electric comments:

18. Electric – The church is continuing to work with Robert Austin, Project Coordinator for Edmond Electric for electric service changes.

George Winters was in attendance representing the application. No one appeared in objection.

Motion by Moyer, seconded by Wohl, to approve this request. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Wohl, Rainey and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #U12-00004 and Case #SP12-00019 Public Hearing and Consideration of Specific Use Permit to include a Site Plan for a new sanctuary addition to the Acts II United Methodist Church at 4848 W. Covell Road. (Acts II United Methodist Church)**

The church is planning a new sanctuary that contains 14,057 square feet and would allow for 520 seats. The new sanctuary will be located south of the original building. Currently there are two portable classrooms near the new building and they will be moved to the east, behind the new sanctuary. The original sanctuary consists of 10,286 square feet. The additional classrooms total 3,768 square feet. A new Edmond Public Schools elementary is under construction to the south.

Planning Department comments:

1. Existing zoning – “A” Single Family Specific Use Permits. The land area is 114,000 square feet
2. Setbacks – The building is setback over 300 feet from Pennsylvania and over 200 feet from the property line to the south next to the school land and over 1,000 to the north adjacent to Covell. The church owns approximately 40 acres at this location so there is substantial open space around all the buildings they have constructed.
3. Height of buildings - The building includes a 71 foot tall church spire. It is common through the specific use permit to allow such structures exceeding the basic height standard and that has been approved at the original Henderson Hills Church on Boulevard, and other locations (now New Covenant United Methodist Church.)
4. Parking – There are 520 seats in the new sanctuary and 212 parking spaces will be provided at the standard of one space for every 3 seats based on the maximum seating capacity of the sanctuary.
5. Lot size – 114,000 square feet
6. Lighting Plan – A lighting plan has been provided. The light poles do not exceed 20 feet in height. This area is not in a sensitive border.
7. Signage – Signs are already in place at the church.

8. General architectural appearance – The exterior of the church consists of split face block, brick veneer, cultured stone and EFIS. The roof is asphalt shingles. Some of the elevations are metal exterior where there is a planned expansion; these do not face Pennsylvania or Covell.
9. Sensitive borders – Not applicable.
10. Mechanical equipment – Located on the ground because of the pitch roof construction.
11. Fencing/screening – There will be a six foot tall mechanical screen.

Engineering Department comments:

12. Driveways, access management and paving– A driveway is planned on Pennsylvania directly in front of the church, properly separated from the elementary school drive.
13. Water and wastewater plans – Water is supplied by the Deer Creek Water District and a letter has been submitted indicating they have adequate water for the church. The church will continue with an aerobic system.
14. Drainage detention and grading – Drainage plans have been submitted and approved. There is already an existing detention area and it is being modified for the new impervious surfacing.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –

Fire Sprinklers - The building is required to be fire sprinkled.

Fire Flow - 1500 gallons per minute for fire fighters.

Fire Department Access- Approved

Fire Hydrants and locations - One fire hydrant is being added at the SW corner of the new building.

Gates None shown

Urban Forestry comments:

16. Lot area = 114000 sf

% required = 10 %

Frontage area required: 5700	Landscape area required: 11400
Total PU required: 912	SP landscape area: 11900
PU within frontage required: 456	SP frontage area: 7227
Evergreen PU required: 365	SP total PU: 976
	SP PU within frontage: 976
	SP evergreen PU: 366

Waste Management comments:

17. Refuse facilities – It appears that the existing enclosure will accommodate the solid waste service for this additional facility.

Edmond Electric comments:

18. Electric – Edmond Electric currently serves this location and will modify the service for the new construction.

George Winters was in attendance representing the application. No one appeared in objection.

Motion by Wohl, seconded by Hoose, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Wohl, Hoose, Moyer, Rainey and Chairperson Moore
NAYS: Members: None

The next item on the agenda was **Case #SP12-00017 Public Hearing and Consideration of Site Plan approval for a medical office north of Covell, west of Sooner. (Dr. Gregory Brasher)**

Planning Department comments:

1. Existing zoning – “D-O” Suburban Office Planned Unit Development
2. Setbacks – This property is in the southwest corner of the Fairfax Business Park, nearest to Covell. The setback from the center line of Covell is 140 feet. This lot is adjacent to the golf course on the west, there is a cart path immediately west of the lot. The golf course will be permanent open space, it is not a sensitive border. The building setback from the north property line is 10 feet, next to an adjacent office lot. The setback from the east is only 5 feet from the property line but is adjacent to a common parking lot used for the Fairfax Business Park.
3. Height of buildings – 35 feet. This building has a split level construction with a garage at a lower grade than the majority of the building.

4. Parking – The building contains 6,700 square feet. There are 32 parking spaces immediately south of the building along Covell and an additional 8 parking spaces to the east. All of the parking is shared. The business only needs 28 parking spaces.
5. Lot size – 18,485 square feet
6. Lighting Plan – The decorative light poles are already installed for this location and there will not be any new lighting installed.
7. Signage – 42 square feet, 6 feet tall. Only one ground sign is permitted.
8. General architectural appearance – The building has a residential appearance, based on the roof line with a 12/12 pitch for the most part. There are multiple slopes on the roof. Cast stone and brick veneer exterior finish with residential style windows. There will be a garage door on the lower level for owner parking. The building appears to be two stories but is built with a split level design. Composition shingles are being used. Lights will be placed on the exterior of the building for safety and accent purposes.
9. Sensitive borders – Not applicable.
10. Mechanical equipment – Will be located on the ground due to the pitch roof construction.
11. Fencing/screening – Not required based on the adjoining uses.

Engineering Department comments:

12. Driveways, access management and paving– The property is already platted as Fairfax Business Park and the right-of-way on Covell has been granted. No drive cuts on Covell are provided. All access is from the interior of the business park.
13. Water and wastewater plans – Water and sewer are adjacent and constructed as part of the plat.
14. Drainage detention and grading – Drainage has been completed. Final grading plans have been submitted for the site itself.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –

Fire Sprinklers - The building is shown as fire sprinkled and the site review was based off this information.

Fire Access - Approved

Fire Flow - Firefighter fire flow will need to be 1500 gallons per minute for 2 hours.

Fire Hydrants & Locations - Approved

Gates - none shown

No curb ramp shall be located in the handicap parking space or access aisle.

Urban Forestry comments:

16. Lot area = 18485 sf

% required = 10 %

Landscape area required: 1848.5

SP landscape area: 8650

Frontage area required: 924

SP frontage area: 2350

Total PU required: 148

SP total PU: 152

PU within frontage required: 59

SP PU within frontage: 110

Evergreen PU required: 60

SP evergreen PU: 122

Waste Management comments:

17. Refuse facilities – Dumpster locations including the enclosures have been set up to serve the entire office park. All of the dumpsters will be shared.

Edmond Electric comments:

18. Electric – Electric facilities are installed. Consideration should be given to the service entry location to allow for an appropriate path between the service entry and the nearest electric attachment point.

Engineer Keith Beatty was in attendance with Dr. Brasher. No one appeared in objection.

Motion by Moyer, seconded by Hoose, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moyer, Hoose, Rainey, Wohl and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #DD12-00007 Consideration of Request for Deed Certification for two, 2½ acre lots at 1100 Wild Rose Trail. (Rick and Debi Rosecrans)**

The rezoning was approved on August 22, 2012 for a 5 acre tract to be divided in to two, 2½ acre parcels. This lot size is consistent with the area west of Bryant, one-half mile south of Waterloo Road. Utilities are not available in this area, water wells and septic tanks will be used on the private street Wild Rose Trail. These lots are not in a floodplain and meet all of the code standards for private utilities.

Mr. Rosecrans was in attendance. No one appeared in objection.

Motion by Hoose, seconded by Rainey, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Hoose, Rainey, Moyer, Wohl and Chairperson Moore

NAYS: Members: None

The next item on the agenda was Case #Z12-00029 Public Hearing and Consideration of Rezoning from "A" Single Family to Planned Unit Development, located on the east side of Coltrane, just over one-half mile north of Coffee Creek Road. (Coffee Creek Partners, LLC) **This item has been continued until the December 4, 2012 Planning Commission meeting at the request of the applicant.**

Motion by Wohl, seconded by Moyer, to continue this request until the December 4, 2012 Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Wohl, Moyer, Hoose, Rainey and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z12-00028 Public Hearing and Consideration of Rezoning from "D-3" Suburban Office and "D-3" Suburban Office PUD to Planned Unit Development for the Autumn Leaves Assisted Living center and office PUD, located on the west side of Bryant, one-eighth mile south of 9th Street. (The La Salle Group)**

The La Salle Group would like to buy 3.78 acres of a 9 acre PUD for a 46 bed memory care center. This company planned the same facility on 15th Street, west of the Hafer substation but did not proceed with that land purchase. The subject property was rezoned in 1999 and is now owned by Larry Owsley. The Autumn Leaves facility would be on the front of the property along Bryant and Mr. Owsley will continue to own the land to the west that is zoned "D-3" PUD and "D-O" Suburban Office. This application also rezones the "D-3" PUD parcel approved in 2003 as a part of this new PUD.. There will be no change to the "D-O" parcel on the far west side of the property. La Salle will proceed with a site plan and plats if the rezoning is approved. The highlights of the PUD are described as follows: The building is the same size as the one planned on 15th Street, 26,782 square feet. The building will be brick and stone with a pitch roof composition shingles and one story construction. There is no sensitive border. The land to the south is zoned for office. There will be a request for a driveway variance since the southern driveway will serve offices in the future and for the full service needs of the assisted living center, another drive may be appropriate. There will be full 10% landscaping and the detention will be shared with a parcel to the west with the future office development but will be constructed with the assisted living center. A minimum 8 inch water line will be extended along the south end of the property along a 24 foot wide drive. Sanitary sewer is located on the corner of the property and will be connected and extended at an appropriate engineering standard. As buildings are constructed to the west by Mr. Owsley, a different sewer area may need to be used for the best and safest operation for handling sewer for that portion of the property. The western portion of the property is

zoned "D-O" Suburban Office and is not part of this request.

John Featherston with the La Salle Group was in attendance representing the application. No one appeared in objection.

Motion by Moyer, seconded by Rainey, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Moyer, Rainey, Hoose, Wohl and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #Z12-00026 Public Hearing and Consideration of Edmond Plan Amendment from Mixed Use to Single Family Residential on the south side of Covell Road, one quarter mile east of Air Depot. (David Santee)**

This property includes an 80.71 acre tract in east Edmond, southeast of the Hampden Hollow Addition and the Goddard School on Covell. The developer would like to construct single family homes on the property; he has no interest in a mixed use development including commercial or other job creation uses. The projection of that type of usage was one of the long term elements of the 2007 Edmond Plan. The mixed use project applied to the entire 160 acres east of Air Depot, south of Covell. Utilities were available with the offsite water extended by the Woodland Park developer and sanitary sewer already extends through the northwest corner of the property. Members of the Santee family own parcels within the 160 acres of the northwest quarter. There is not a significant floodplain, only a portion of the northwest corner of the quarter section. The Crosstimbers Municipal Complex is located to the west and the Crosstimbers Northeast business park is located to the northwest. That area is developing with the Francis Tuttle offices and school. The developer also owns the land to the east and would combine this 80 acres with another 60 acres that is already zoned residential for a new subdivision.

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: There is a 12 inch water main along Covell and Air Depot that was installed by the Woodland Park developer and is subject to a payback account, which is not operational at this time since the Woodland Park developer has not completed all of the necessary easements. Sanitary sewer is offsite from the subject property but extends through the Santee property near the southeast corner of the intersection of Covell and Air Depot. The developer plans urban type lots and will extend these utilities for service.
2. Traffic: Covell is a parkway standard street and will require additional right-of-way. There are no plans approved to widen Covell east of Air Depot but that is the long range plan. One of the reasons the developer is purchasing the extra land is that the subject property will have a better sight distance along Covell and entry point than the land to the east which has narrow frontage on a hilltop.

3. Existing zoning pattern: The property is currently zoned "G-A" General Agricultural
North – "G-A" General Agricultural
South – "G-A" General Agricultural
East – "A" Single Family
West – "G-A" General Agricultural
4. Land Use:
North – Undeveloped
South – Undeveloped
East – Undeveloped
West – Partially developed with the Santee ownerships
5. Density: 3.5 units per acre or less as planned
6. Land ownership pattern:
North – Large tract ownership
South – Large tract ownership
East – Same developer
West – Santee Family, 80 acres total
7. Physical features: There is no floodplain on the subject property. The terrain is rolling with vegetation.
8. Special conditions: None
9. Location of Schools and School Land: Not a factor at this location. Schools are located west of I-35.
10. Compatibility to Edmond Plan: One of the existing developments in the area is the Hidden Lake acreage lot development. Urban residential is planned to the east with City utilities. Hampden Hollow is 1/8 mile northwest as an urban addition. The residential development of this property would produce compatibility with existing development. The land was projected for mixed-use non-residential based on utilities and proximity to I-35.
11. Site Plan Review: Preliminary and Final Plats will be required.

Engineer Dwight Butler was in attendance representing the application. No one appeared in objection.

Motion by Wohl, seconded by Moyer, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Wohl, Moyer, Hoose, Rainey and Chairperson Moore
NAYS: Members: None

The next item on the agenda was **Case #Z12-00027 Public Hearing and Consideration of Rezoning from "G-A" General Agricultural to "A" Single Family**

on the south side of Covell Road, one quarter mile east of Air Depot. (David Santee)

Engineer Dwight Butler is representing the Santee Family and Aaron Dodson with Dodson Custom Homes. The plan for this 80 acre parcel is to develop single family homes with a minimum lot size of 7,200 square feet. Full City utilities will be extended for the urban lot sizes. The developer also owns the land to the east of the subject 80 acres and that will also be part of the addition, that property is already zoned single family. Right-of-way will be needed along Covell for a parkway standard street. The water line connection will need to wait until the off-site agreement is in place from the Woodland Park development. Sanitary sewer will need to be extended west at the appropriate depth and size for future development. Preliminary and Final plats are required prior to any construction.

Motion by Wohl, seconded by Rainey, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Wohl, Rainey, Moyer, Hoose and Chairperson Moore

NAYS: Members: None

The next item on the agenda was **Case #SP12-00021 Public Hearing and Consideration of Site Plan approval for a Sam's Club store, located on the west side of I-35, north of the Wal-Mart Supercenter. (Sam's Club)**

Planning Department comments:

1. Existing zoning – Combination of "F-1" Light Industrial, "E-3" Restricted Light Industrial and "D-2" Neighborhood Commercial Zoning District
2. Setbacks – The front setback is 587.87 feet, the side setback on the south is 81 feet, the side setback on the north is 267 feet and the setback on the west to the nearest point of the building corner is 125 feet.
3. Height of buildings – 35 feet
4. Parking – 554 parking spaces. The building size 138,445 square feet. 692 parking spaces could be required; the project is not over parked. 28 bicycle parking spaces are provided. The standard for bicycle parking is one space for 8 car spaces and one additional space for each 20 spaces after the initial 8.
5. Lot size – 15.98 acres or 696,088 square feet
6. Lighting Plan – A lighting plan has been provided. The maximum light pole height is 24 feet, including the base. The lights will be directed 90 degrees to the ground and a photometric plan is included.
7. Signage – One ground sign is permitted, 50 feet in height, 150 square feet in size with the required pole covers, setting back 20 feet from the property line along the west I-

35 Frontage Road. Based on the 90 foot lot width there will not be a 50 foot side yard setback from the property line. The sign was not given approval to be placed in a utility easement. There is no wall sign or canopy sign on the fascia of the gasoline pump island since the canopy is not an enclosed structure. The wall signs are less than the 400 square foot maximum allowed, being generally 286 square feet.

8. General architectural appearance – The building exterior includes quik brick and EFIS trim. The EFIS does not exceed 15% of the building surface. Mechanical equipment is located on the roof. There is an extra height on the west elevation of the wall. Canopies have been extended at several locations and the walls provide for varying depths in order to meet the “major non-residential retail” standards applicable to a 60,000 square foot or greater building. The building uses a color change in the brick, also suggested in the major non-residential retail standards.

9. Sensitive borders – The definition of sensitive border is when the condition exists that non-residential uses, such as Sam’s Club is located within 300 feet of any platted or developed single family residential property. The land to the west cannot qualify for a single family home and is not platted due to the floodplain limits. The property owner to the west is Jim Tapp. The lots in Fox Lake are several hundred feet from the Sam’s property line, rather than the 300 foot minimum required. There is already a fence on the west side of the property and the dumpster will be on the southwest corner of the building, substantially greater than the 25 foot setback required.

10. Mechanical equipment – Mechanical equipment will be located on the roof and will be sight screened by observation from the property line.

11. Fencing/screening – The fence along the west property line is already installed.

Engineering Department comments:

12. Driveways, access management and paving– Sam’s Club will own 90 feet of frontage along the West I-35 Frontage Road and will have access to a new driveway. There will also be a connection to the Jim Tapp property south of the Mercy Physician’s office. The pad sites will not be allowed curb cuts on the frontage road. Turning lanes are being provided along the I-35 Frontage Road.

13. Water and wastewater plans – A new water line will be installed in front of the store. An existing water line installed by Frank Battle will be abandoned or removed. Sanitary sewer is available for connection.

14. Drainage detention and grading – Drainage plans have been submitted and are completed, meeting the City requirements.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA –

- 1) The building is shown as a 5B construction type. This means there is a 4000 gallon per minute need for firefighter fire flow. Provide a detailed engineer evaluation of the site and area to assure the area water supply will provide this water flow. Provide the findings to this office for review.
- 2) The north fire hydrants will need to be relocated to the fire lane. Install in the island on the east and west. Provide details to this office as well as City engineering & the City urban forestry.
- 3) The fire line is going into the building on the south side and at the truck loading ramp. This office will require an outside entrance door for firefighters to access fire sprinkler equipment. Provide detail on elevations, access, and truck placements during unloading and staging.

Kevin Gaskey responded by phone indicating that every requirement of the Fire Department is being identified on plans and the plans will be provided no later than Friday, November 2nd.

Urban Forestry comments:

The landscape number provided include 708 points that are provided through trees that are not located on the Sam's site.

If these trees were excluded from the plant unit calculations, the site plan would be deficient in the overall plant units, evergreen plant units, and tree plant units.

While the site plan does meet the landscaped area requirements, the density of the landscape plantings will result in some of the plant material not maturing to their natural form, and some will be crowded out by competition from other plants.

16. Lot area = 696289 sf

% required = 15%

Landscape area required: 10443.35

SP landscape area: 171296

Frontage area required: 52222

SP frontage area: 52360

Total PU required: 16711

SP total PU: 17359

PU within frontage required: 8355

SP PU within frontage: 9561

Evergreen PU required: 6684

SP evergreen PU: 67245

Since the plats have not been submitted, Sam's could end up including the trees next to the pad site north of their drive on their parcel and if that is not possible Sam's Club will need to proceed to the City Council for a variance.

Waste Management comments:

17. Refuse facilities – What appears to be a container enclosure on the south side of this facility for a Roll-Off Compactor is okay with Solid Waste as long as the enclosure meets

Edmond enclosure specifications only adding the increased depth of the enclosure to accommodate the 22-foot customer owned receiver container and the attached compacting unit.

Edmond Electric comments:

18. Electric – The basic distribution network has been designed. Details about the placement of all of the equipment are being finalized.

Kevin Gaskey with Kimley Horn Engineering briefly explained the project. He explained how the truck dock on the south side of the building was screened with a 10 foot wall on the south side of the property and it would not be readily visible. It would also not be observed from Fox Lake because of the design. While a service lane/fire lane is required on the west side of the building, trucks will have no reason to use it routinely. Deb Reisweber of 824 Fox Tail Drive said this location was very similar to Wal-Mart and she would like to request the following conditions for the site plan approval:

1. **Do not allow overnight parking for RV and delivery vehicles.**
2. **Restrict deliveries to store hours, (no deliveries between 10:00 pm - 8:00 am daily).**
3. **Pay annual dues to the Fox Lake Home Owners Association of \$2,500 annually due on March 1 of each year.**
4. **Storm water run-off:**
 - a. **Current storm water run-off structures must be inspected immediately by City of Edmond and Sam's engineers for structural integrity. Deficiencies should be addressed and upgraded immediately.**
 - b. **Sam's engineers will be responsible for inspecting and cleaning these storm water structures every 6 months and the City of Edmond will inspect them once a year hereafter.**
5. **Require Sam's to plant fast growing evergreens and shrubs, specifically, Loblolly Pines, Arizona Cypress, Yaupon Holly, and Red Tip Photinia and also install a sprinkler system to help establish these trees.**
6. **Mandate a no drive area behind the store.**
7. **Require a daily Sam's Club "Litter Patrol" that will police the parking lot and around the Sam's building to pick up trash.**
8. **Require Jim Tapp to create sprinkler system connection from his landscaping to the Fox Lake Homeowner's Association (FLHA) for additional plantings along the west side of the retaining wall as needed once additional plantings along the west side of the retaining wall are planted.**

Ed Moore with the Edmond Neighborhood Alliance asked if they would have outdoor display. Staff indicated the land was not zoned for outdoor display. Kevin Gaskey indicated that Sam's Club would post signs for no overnight parking for trucks or rv's. He indicated that all of the landscaping would be irrigated. He was not in favor of the delivery hour control and he indicated that was why the dock area would be placed on the south side of the building away from the Fox Lake area and nearest to the Wal-Mart store. Jim Tapp indicated he would agree to the following:

1. Continue to pay the FLHA dues of \$2,500.00 per year. This is not Sam's Club responsibility; this would be done by Mr. Tapp since he currently owns the lake.
2. Continue to pick up litter from the property which is generated by discarded plastic sacks. In talking to the Wal-Mart manager, he indicated that Wal-Mart is not discarding the sacks. Mr. Tapp indicated he will continue to police the property for litter and hoped that once another business is located north of Wal-Mart; they will take care of their own site. He indicated he still owns Fox Lake.
3. Mr. Tapp indicated the runoff control catch area is already installed and he would agree to clean that and report the status of the condition of the catch area to the City regarding water runoff of the site. Six month reports were suggested. Mr. Tapp would like to develop an agreement with the City as to what time frame is appropriate. The catch area exceeds current EPA requirements related to water quality issues. Based on that issue, quarterly or six month reports may be too frequent but he would be willing to perform the inspections every six months.
4. It was understood that no additional shrubs or trees would be planted next to the lake. The water issues relate to surface water, not water rights. No additional landscape sprinklers would be needed for the lake area or for the neighborhood use.

Commissioner Moyer indicated it was a very productive meeting and he appreciated Sam's Club and Mr. Tapp adding these conditions. Chairperson Moore complemented the residents for having an organized and courteous presentation of the information and he appreciated the response of the owner and the developer.

Motion by Hoose, seconded by Wohl, to approve this request. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Hoose, Wohl, Moyer, Rainey and Chairperson Moore

NAYS: Members: None

There was no New Business.

Motion by Wohl, seconded by Rainey, to adjourn. **Motion carried** by a vote of 5-0 as follows:

AYES: Members: Wohl, Rainey, Hoose, Moyer and Chairperson Moore

NAYS: Members: None

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Meeting adjourned at 6:53 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission